

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 10, 2005

ITEM NO. 2

CASE NUMBER/ PROJECT NAME	82-DR-2000#2 Westland Carefree Office Suites		
LOCATION	33703 N Scottsdale Rd, at the southeast corner of Scottsdale Road and Westland Drive		
REQUEST	Request approval for site plan and elevations for 7 single-story office buildings. This is an amendment to 82-DR-2000 approved 1/11/01 and reduces the number of approved buildings from 8 to 7.		
OWNER	Shea Commercial 480-451-9077	ENGINEER	Gilbertson Associates Inc 480-607-2244
ARCHITECT/ DESIGNER	DFD CornoyerHedrick 602-381-4724	APPLICANT/ COORDINATOR	Kerry Achatz DFD CornoyerHedrick 602-381-4724
BACKGROUND	<p>Zoning.</p> <p>The site is zoned S-R ESL (Service Residential) District which allows professional offices as a permitted use. S-R zoning is intended to provide a transitional use between major streets and residential areas. The S-R District is designed for low scale, professional and medical office uses that are reasonably compatible with adjacent residential uses.</p> <p>Context.</p> <p>The site is situated adjacent to the Winfield Community Plat 2, Phases 1, 2 and 3 toward the east and south sides with R-4ESL (Townhouse Residential), R1-18 ESL (Residential) District and O-S (Open Space) zoning. To the north across Westland Drive is the Boulders PNC ESL (Planned Neighborhood Center) live-work units. West of the site and the scenic corridor is Scottsdale Road and the R1-10 ESL (Residential) Terravita Community. A vista corridor wash and NAOS area separates the site from the Winfield Community to the south and a NAOS easement and wall separates it from East Evening Glow Drive in Winfield toward the east. The M & I bank is located at the southwest side of the site and has received prior DRB approval.</p>		
APPLICANT'S PROPOSAL	<p>Applicant's Request.</p> <p>The request is for approval of the site plan and elevations for an office project consisting of 7 office buildings. The proposed buildings are arranged around an existing internal drive aisle and parking lot previously approved and developed pursuant to the 2000 DRB approval. None of the buildings except the bank were constructed on the site and the approval has subsequently expired. The proposed single story office buildings contain tan stucco finished walls with rounded edge</p>		

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parapet roof and brown stucco upper level mechanical screening parapet. Stack stone finished battered piers are provided at entryways and support dark brown metal canopies. Brown stucco finished vertical wall elements, wainscot, window brows and walls/trellis connections between buildings are provided. Windows containing bronze tinted/reflective glass surround the building. Outdoor pedestrian-seating areas are provided between buildings with overall site xeriscape landscaping provided.

Development Information:

- Existing Use: No buildings, but established driveways and parking lots from previously approved case
- Parcel Size: 8.91-acres, more or less
- Total Square Footage: 74,873 square feet floor area
- FAR- 0.19
- Building Height: 18 feet/21 feet to top of mechanical screening, being both allowed and provided
- Parking Required/Provided: 250/316 spaces
- Open Space: 93,177 square feet required, 202,480 square feet provided, a 1554-CFS wash is situated within a minimum 100 ft. wide vista corridor easement along the south side of the site, which also extends into the Winfield subdivision. A minimum 75-foot wide scenic corridor easement is located along the west side adjacent to Scottsdale Road. The overall site contains approximately 3.00 ac. of NAOS with 2.8 acres required.

DISCUSSION

The original DRB case giving approval for the site plan and elevations has expired. The internal driveways and parking areas were completed. No buildings were constructed. Subsequent to that approval, revised ESL policies were implemented that may affect allowable building height, which is 18 feet for buildings and 21 feet for mechanical screening measured from natural grade. Staff and the applicant have compared proposed finished floor elevations and building heights to the original natural grade and find the projects to generally conform to the required building heights with some minor exceptions. The applicant is stipulated with the approval, at final plans to either modify building heights where exceptions occur, or obtain a hardship exception, pursuant to Section 6.1022 Exemptions and exceptions, of the Zoning Ordinance.

KEY ISSUES

Some limited areas and portions of the buildings and mechanical screening may exceed current ESLO and zoning district provisions for the maximum permitted building and mechanical screening height of 18 and 21 feet respectively. Where these exceptions occur, the applicant may be required to adjust building heights.

OTHER BOARDS AND COMMISSIONS

- Cases 59-Z-85 and 112-Z-86 amended the original zoning case for South Boulders (later Winfield), which was annexed from the County in 1984.
- Cases 5-ZN-92 #1-2 had revised zoning conditions and development standards.
- Case 6-MP-96 approved the Winfield MEDCP on Dec. 5, 1996.
- Case 82-DR-2000 approved the site plan and elevations in 2001, the internal driveways and parking lot was constructed but the buildings were not built.

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- Case 48-DR-2002 approved the M & I Bank at the sites southwest corner.

STAFF

Staff recommends approval, subject to the attached stipulations.

RECOMMENDATION

STAFF CONTACT(S)

Al Ward
Senior Planner
Phone: 480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY

Al Ward
Report Author

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stips/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 10/5/04

Project No.: 520 - PA = 04

Coordinator: AL WARD

Case No.: 82 - 00-2000#2

Project Name: Westland Carefree Office Suites

Project Location: 33703 N. Scottsdale Road

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: SR-ESL

Proposed Zoning: -----

Number of Buildings: 7

Parcel Size: 8.91 net acres

Gross Floor Area/Total Units: 74,873 / 7

Floor Area Ratio/Density: .19

Parking Required: 250 spaces

Parking Provided: 316 spaces

Setbacks: N - 40'

S - 15'

E - 15'

W - 50'

Description of Request:

The proposed project is to provide (7) buildings on a 10.35 acre parcel of land, which currently has interior drive aisles & most of the parking constructed, located at the sec of Scottsdale Rd. & Westland Dr. This project will also include the addition of 26 parking spaces dispersed through out the site. The building materials will consist of modified stucco type walls with alternating color palettes of rich earth tones, metal accents, stacked stone, and metal roofing to create a vibrant building facade. The site will contain 316 parking spaces distributed evenly through out the site.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

ATTACHMENT #2



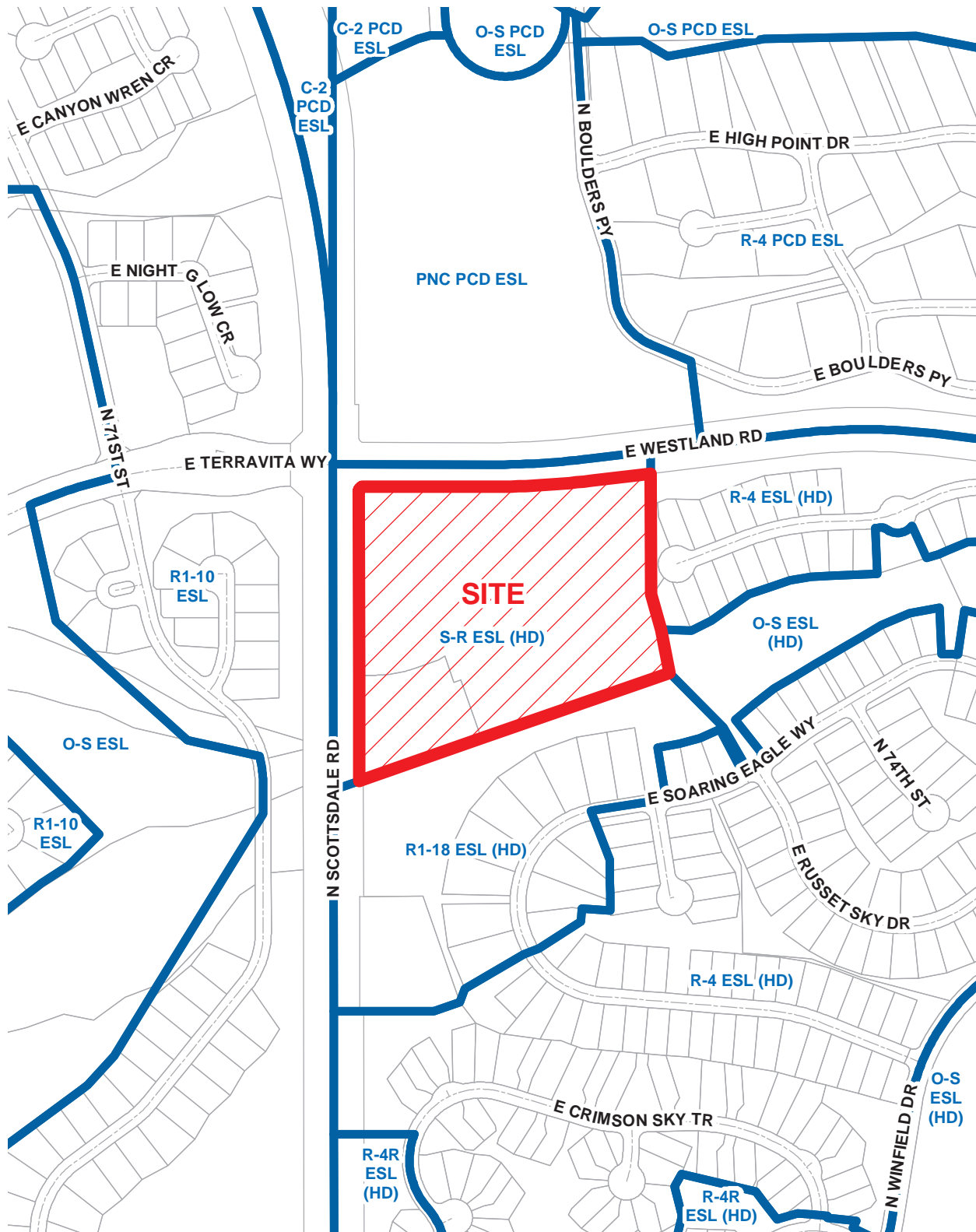
Q.S.
57-45

G.I.S. ORTHOPHOTO 2003

Westland Carefree Office Suites

82-DR-2000#2

ATTACHMENT #2A



82-DR-2000#2

ATTACHMENT #3

R-10
ZONING

E. WESTLAND DRIVE

PHC
ZONING

R-10
ZONING

N. SCOTTSDALE ROAD

CONCEPTUAL SITE PLAN

architecture
interior architecture
landscape planning
landscape management
land planning
landscape architecture
graphic design

WESTLAND CAREFREE OFFICE SUITES
33703 N. SCOTTSDALE RD. SCOTTSDALE, ARIZONA

04250
14.OCT.04

SHEA
Commercial

82-DR-2000#2
12/10/04

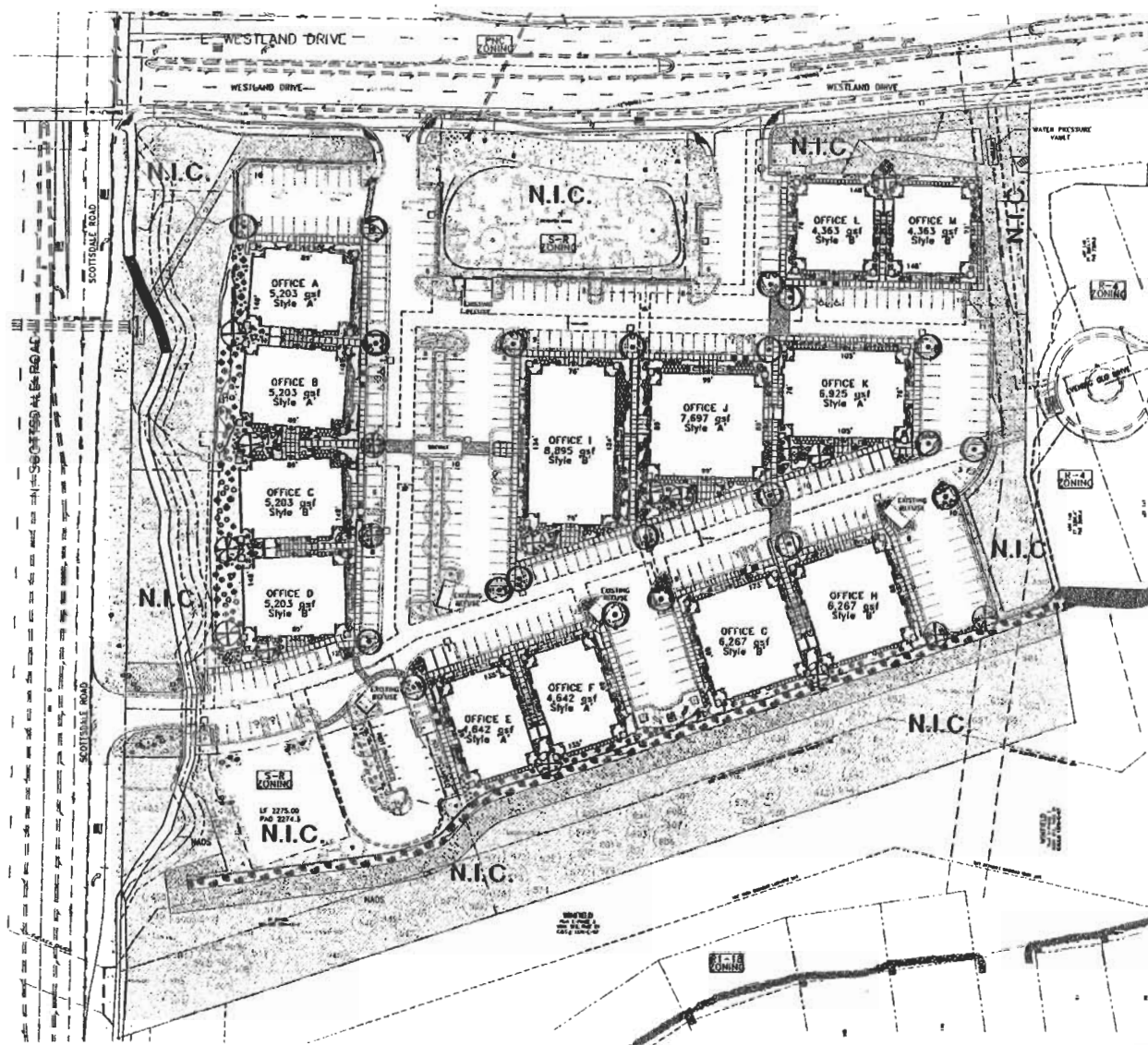
Project Data:

Site Area:	8.91 acres net / 388,237 sf net 12.45 acres gross / 542,376.5 sf gross
Zoning:	SR ESL (HD-HC)
Building Area:	74,873 gross sf 72,348 net sf
Allowable Bldg Height:	18'-0"
Provided Bldg Height:	18'-0" T.O. Building 21'-0" T.O. Mechanical Screen
Parking Required:	250 spaces @ 1:300 (OFFICE)
Parking Provided:	316 spaces (4.2 : 1000)
FAR:	.19
Open Space Required:	93,177 sf
Open Space Provided:	202,480 sf

0' 40' 80' 120' 160'

all dimensions are approximate and subject to change

100'



MASTER PLANT LIST

TREES	SIZE/REMARKS/QT
CARNEGIEA GIGANTEA SAGUARO	10" W/ MIN 2 BUDS - 13 QTY
CERCIDIA FLORIDUM BLUE PAID VERDE	24" BOX, LOW-BREAK - 21 QTY
PROSOPIS CHILENSIS NATIVE MESQUITE	24" BOX, LOW-BREAK - 17 QTY
SHRUBS	
JUSTICIA CALIFORNICA CHILIPAROSA	5 GAL - 19
AMBROSIA AMBROSIOIDES GUAYT BIRCH	5 GAL - 18
AMBROSIA DELTOIDEA/ENCINIA FARMOSA BURSAGE/BRITTLE BUSH (70/30 MIX)	5 GAL - 118
HYPTIS EUCONTI/DOODONIA VISCOSA 50/50 MIX DESERT LAMNARIA/HOPBUSH MIX	5 GAL - 56
YUCCA BACCATA SAHARAN YUCCA	5 GAL - 138
EPHEDRA ASPERA MORRISON TEA	5 GAL - 22
SHIMONDISIA CHINEENSIS 'VISTA'	5 GAL - 111
COMPACT JOHNSIA SHIMONDISIA CHINEENSIS	5 GAL - 7
OPUNTIA ENGELMANNI ENGELMANN'S PRICKLY PEAR	5 GAL - 98
LARREA TRIDENTATA CREOSOTE	5 GAL - 7
TRIXIS CALIFORNICA TRIXIS	5 GAL - 309
ARISTIDA PURPUREA PURPLE THRIFTEAN	5 GAL - 258
GROUND COVERS	
BALTEA MULTIRADATA DESERT MARGOLD	5 GAL - 83
PERSTEMON PLUSTEMON	5 GAL - 193
ERCAEMERIA LARICIFOLIA 'AGNIBRE'	1 G @ 3'OC
'AGNIBRE' TM TURPENTINE BUSH	1 G @ 3'OC
BALTEA MULTIRADATA DESERT MARGOLD	1 G @ 3'OC
LOTUS RHODUS DEER VETCH	1 G @ 3'OC

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF SALVAGED DESERT FLOOR, 2" THICK, TYP. SEE CIVIL PLANS FOR STOCKPILE LOCATIONS. 1-4" OF DESERT FLOOR TO BE SALVAGED PRIOR TO CONSTRUCTION.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- QUANTITIES ARE PROVIDED AS CONVENIENCE ONLY. CONTRACTOR RESPONSIBLE TO PROVIDE COMPLETE COVERAGE PER PLAN.

CITY NOTES:

- AREAS OF EXIST FLOOR WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSION OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50% OF THE PROVIDED TREES SHALL BE NATIVE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE, ARTICLE 9, SECTION 10.301, AS REVISED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 9, SEC. 3.100.
- AREA WITHIN THE SIGHT DISTANCE FRAMES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 7 FEET. TREES WITHIN THE SIGHT DISTANCE SHALL HAVE A CANOPY THAT OCCURS 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- NO TREE AREAS ARE TO BE PROVIDED.
- ALL SIGNS BECOMING SEPARATE PERMITS AND APPROVALS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

ALL LANDSCAPE AREAS & MATERIALS, INCLUDING THOSE LOCATED IN THE R.O.W. SHALL BE MAINTAINED BY A POSITIVE, NEAT, CLEAN, WEED-FREE, CONSERVED. THIS SHALL BE THE RESPONSIBILITY OF THE OWNER.

PRELIMINARY -
NOT FOR
CONSTRUCTION



G.K. FLANAGAN ASSOCIATES



REGISTERED PROFESSIONAL ENGINEER
NO. 10000
EXPIRATION DATE 12/31/2004

SHEA
Commercial

WESTLAND CAREFREE OFFICE SUITES
33703 N. SCOTTSDALE RD. SCOTTSDALE, ARIZONA

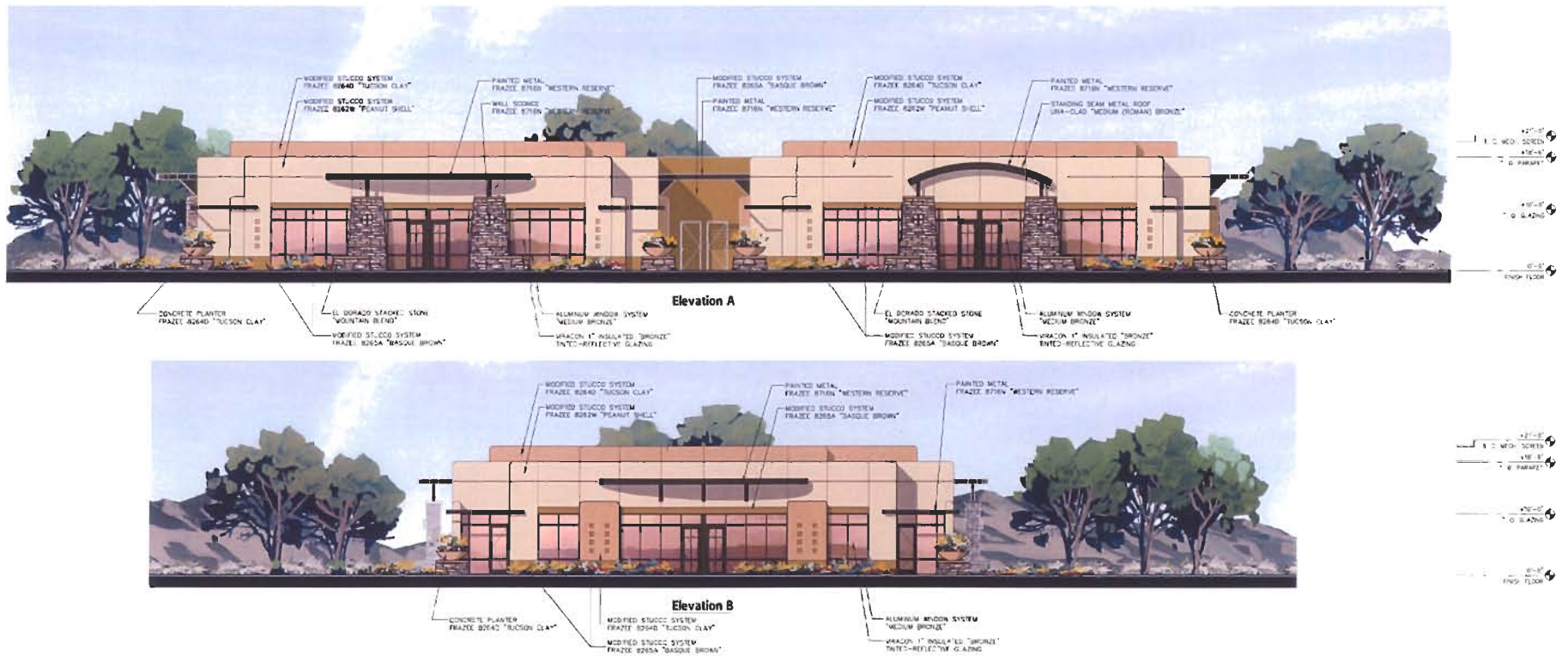
82-DR-2000#2

12/10/04

CONCEPTUAL PLANTING PLAN

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
LANDSCAPE ARCHITECTURE
GRAPHIC DESIGN

All calculations are approximate. Subject to change.



CHARACTER ELEVATIONS - STYLE A

BFO ComayenRedick

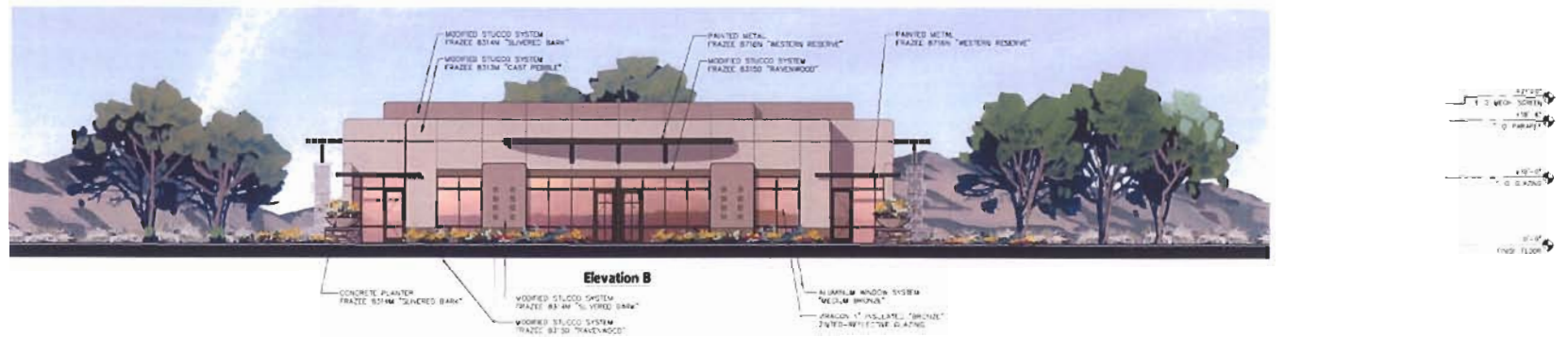
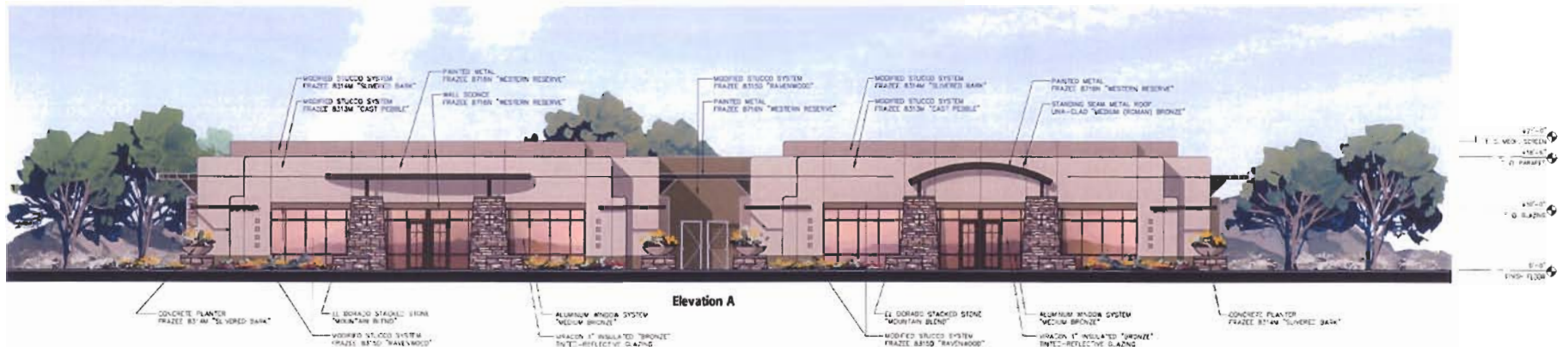
ARCHITECTURE
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
DESIGN GROUP

WESTLAND CAREFREE OFFICE SUITES
SCOTTSDALE, ARIZONA

04750
26.OCT.04

82-DR-2000#2

12/10/04



CHARACTER ELEVATIONS - STYLE B

DFD Camoyednick

ARCHITECT
 PROJECT MANAGER
 DESIGN MANAGER
 LANDSCAPE ARCHITECT
 CIVIL ENGINEER
 ELECTRICAL ENGINEER
 MECHANICAL ENGINEER
 PLUMBING ENGINEER
 ROOFING ENGINEER
 STRUCTURAL ENGINEER
 TRAFFIC ENGINEER
 UTILITY ENGINEER
 VENTILATION ENGINEER
 WATER ENGINEER
 WASTE ENGINEER
 WEATHER ENGINEER
 WIND ENGINEER
 WOOD ENGINEER
 YARD ENGINEER
 ZONING ENGINEER

WESTLAND CAREFREE OFFICE SUITES
 SCOTTSDALE, ARIZONA

04250
 26.OCT.08



82-DR-2000#2
12/10/04

Westland Carefree Office Suites
33703 N. Scottsdale Rd.
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>as shown at entrances</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 3' AT 20 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF _____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.</p> |
|--|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Westland Carefree Office Suites Case 82-DR-2000#2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - i. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by DFD CornoyerHedrick with a plan date of 2/23/05.
 - ii. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by DFD CornoyerHedrick with a plan date of 2/23/05.
 - iii. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by DFD CornoyerHedrick with a plan date of 2/23/05.
 - iv. Roof plans shall be consistent with the plans submitted by DFD CornoyerHedrick with a plan date of 2/23/05.
 - v. Lighting site and photometric plan shall be consistent with the plans submitted by Dale E Walker Electrical Consulting with a plan date of 4/19/02, being subject to Final Plans approval.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.

9. All walls shall match the architectural color, materials and finish of the building(s).
10. Barbed wire shall not be visible from adjacent properties.
11. With final plans submittal the applicant shall provide a building height analysis for each building verifying that the buildings will not exceed 18 feet measured vertically above natural grade and, an accompanying roof analysis verifying that rooftop mechanical screening shall not exceed more than 50 percent of the area of the footprint of the building and not be greater than 21 feet above natural grade. Where building or mechanical screening exceeds required heights above natural grade the applicants shall either, modify the portions of the building to meet building height requirements, or obtain a hardship exemption approval from Council for the building height pursuant to Section 6.1022 of the Ordinance, subject to the approval of the Zoning Administrator.

Ordinance

- A. Conform to the requirements of building heights of the S-R and ESL Ordinance.

SITE DESIGN:**DRB Stipulations**

12. Provide minimum 10 foot wide base planting that may include a 5 foot wide sidewalk, surrounding each building, unless acceptable to Final Plans staff.

OPEN SPACE:**DRB Stipulations**

13. Provide a minimum 75 foot wide Scenic Corridor easement along the Scottsdale Road frontage of the site.
14. Provide a minimum 100 foot wide Vista Corridor Easement along the wash on the south side of the site. The width of the easement may extend into the Winfield plat at the south side of the site.
15. Provide a minimum of 93,177 square feet (25% of net lot area) of open space on the site, to the satisfaction of Final Plans staff.
16. Provide public use trail/path at locations approved by Final Plan staff and shown on the site plan.
17. Ordinance
 - A. Trails and paths shall be consistent with Section 3.4 and 7.3 of the Design Standards and Policies Manual for the City of Scottsdale.

N.A.O.S.:**DRB Stipulations**

18. Maintain Scenic Corridor and Vista Corridor as NAOS easements or tracts.

Ordinance

- B. Provide on-lot NAOS areas in accordance with amounts, areas and dimensions consistent to the ESL Ordinance.
- C. A maximum of 30% of NAOS areas may be used as re-vegetated areas.

LANDSCAPE DESIGN:**DRB Stipulations**

19. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage

operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

20. Plant materials shall contain plants low water consumptive species from the AWDR list, acceptable to Final Plans staff.
21. No turf shall be provided on the site unless not visible from adjacent streets and properties, and acceptable to Final Plans staff.
22. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

23. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
24. The developer, in accordance with Site Lighting Plans submitted by Dale E. Walker Electrical Consulting, Sheets E-1A, 2A and 2B dated 4/19/02 shall implement the lighting program for precurfew (dusk to 10 PM) and postcurfew (10 PM to dawn) where only site security lighting shall be used, subject to final plans staff.
25. The individual luminaire lamp shall not exceed 250 watts.
26. The maximum height from finished graded to the bottom of the any exterior luminiare shall not exceed 16 feet.
27. All exterior light poles, pole fixtures, and yokes, including bollards (when utilized) shall be a flat black or dark bronze.
28. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
29. Incorporate into the project's design, the following:
30. Parking Lot and Site Lighting:
 - i. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaries shall be included in this calculation.
 - ii. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaries shall be included in this calculation.
31. Building Mounted Lighting:
 - i. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.
 - ii. Wall mounted luminaries shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
32. Carport Lighting:
 - i. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.
33. Landscape Lighting
 - i. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
 - ii. Landscaping lighting shall only be utilized to accent plant material.
 - iii. All landscape lighting directed upward, shall be aimed away from property line.

- iv. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- v. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 40 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 34. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 35. No exterior vending or display shall be allowed.
- 36. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 37. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- D. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were:
 - 38. Cases 59-Z-85, 112-Z-86, 5-ZN-92, 5-ZN-92#2, 6-MP-96 and 82-DR-2000.

ENGINEERING

39. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

40. Drainage shall conform to Final Drainage Report prepared by Gilbertson Engineering staff dated 12/10/04, subject to amendments required by Final Plans staff.
41. Demonstrate consistency with the approved master drainage plan and report entitled Drainage Study Winfield by Stone Ridge Builders, prepared by KVL Consultants, Inc. and Gilbertson Associates, Inc., dated February 4, 1997, and the approved "Final Hydrology Report for Plat Two Phase I Winfield" by Gilbertson Associates, Inc., dated December 4, 1997, and approved by City staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

42. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
43. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
44. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
45. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
46. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
47. FLOODWALL CERTIFICATION. Before the issuance of Certificates of Occupancy and or Letters of Acceptance, the developer, at its expense, shall submit to the Inspection Services Division a Certification and Special Inspection form for the floodwall.
- The "Certification and Special Inspection form" shall be sealed, signed and dated by the inspecting engineer. The inspecting engineer shall be a civil engineer registered in the State of Arizona.
 - The inspecting engineer shall certify that the floodwall is in compliance with the approved final improvement plans and that as-built conditions have been verified by as-built survey and are shown on as-built plans.
 - The improvement plan shall clearly show all floodwall details and contain a structural design report shall be provided which includes calculations for active forces based on an associated geotechnical analysis of the soils and scouring depth analysis. With these requirements, provide sufficient information on the improvement plans to assure the flood wall can be constructed according to design expectations. Clearly identify horizontal location and vertical elevations. Top of wall shall be two feet above the post developed 100-year water surface elevation to account for sediment transport (flood wall design shall consider maintenance issues and timing of maintenance).

Ordinance

- E. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The

landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.

1. Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
2. Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
3. Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
4. Off-site runoff must enter and exit the site as it did historically.
5. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
6. Finished flow elevations. For each of the four FF elevations, describe in detail how the finished floor elevations were determined for each building. Use a table for clarity.

F. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

1. Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

48. The developer shall design and construct in general conformance with Standard Detail #2256 for CL-1.
49. In accordance with the stipulations of 82-DR-2002, with Final Plans submittal, the developer shall provide documentation to confirm compliance with the following requirements; that construction of the eastern site driveway on Westland Drive is constructed per the site plan approved in case 5-ZN-92#2 and confirmation that the Westland Drive median was modified and construction of a new median opening with a left-turn lane at the eastern site driveway has occurred, and that right-turn deceleration lanes at all site driveways on Scottsdale Road and Westland Drive to the satisfaction The developer shall construct an additional 50 feet of storage length within the northbound Scottsdale Road right-turn deceleration lane to accommodate a future bus stop location The developer shall construct sidewalk connections from the on-site pedestrian path system to the sidewalk on Scottsdale Road and Westland Drive, construct a sidewalk along at least one side of the eastern site driveway on Westland Drive connecting to the on-site pedestrian path system, conform to the circulation elements approved Winfield Master Circulation Plan unless otherwise noted above to the satisfaction of Transportation Department and Final Plans staff.

INTERNAL CIRCULATION:

DRB Stipulations

50. The developer shall provide a minimum parking-aisle width of 24 feet.
51. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- G. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.
- 52. Sight distance easements shall be dedicated over sight distance triangles.
- 53. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- 54. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- 55. Vehicular Non-Access Easement:
- 56. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale Road and Westland Road except at the approved driveway location.
- 57. Indemnity Agreements:
- 58. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- H. Drainage Easement: Provide drainage easements over the underground storage tanks.
- I. Waterline and Sanitary Sewer Easements:
 - 1. Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

- 59. Provide 4 refuse enclosures and construct them to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2147-1 for double enclosures.
- 60. Enclosures must:
- 61. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- 62. Be positioned to facilitate collection without "backtracking."
- 63. Be easily accessible by a simple route.
- 64. Not require backing more than 35 feet.
- 65. Not be located on dead-end parking aisles.
- 66. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- J. Refuse enclosures are required as follows:
 - 1. Restaurants: One per restaurant

2. Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
3. Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

K. Underground vault-type containers are not allowed.

L. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

M. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

67. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

68. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.

69. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

70. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.

71. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

72. Basis of Design Report (Water):

73. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

N. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

74. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

75. On-site sanitary sewer shall be privately owned and maintained.

76. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- O. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- P. Construct a monitoring manhole for this site and provide a minimum 10 ft x 10 ft sewer easement centered on the manhole. Do not locate the manhole in the middle of the driveway. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

77. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
78. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
79. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.
80. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation. All drainage and flood control easements, including easements for storm water storage, shall be dedicated with maintenance responsibility specified to be that of the property owner.

Ordinance

- Q. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]